



St Leonard's Mill, Lauder, Scottish Borders



A beautifully positioned and restored **Georgian watermill** in a picturesque Borders location.

Distances

Lauder Town Centre 2 miles, Edinburgh 29 miles,
Berwick-upon-Tweed 32 miles, Waverley Line 8 miles, Galashiels 11 miles
(All distances are approximate)

Summary of accommodation

Open plan living/dining room | Kitchen/breakfast room | Four bedrooms
Four bath/shower rooms (three en suite) | Sunroom | Downstairs WC and wet
room | Utility/boiler room

Underfloor heating and multifuel stove

Good range of outbuildings including garage/workshop

Large attractive garden with wood terracing | Private parking | Exceptional
views

Within commuting distance of Edinburgh - ideally located for A68 and
Waverley Line/trains to Edinburgh

In all about 0.76 acres

For sale as a whole





Situation

St Leonard's Mill is situated amidst the beautiful scenery of Lauderdale, close to where the Boondreigh Water joins the Leader Water, approximately two miles south of the Royal Burgh of Lauder. The town provides good local shopping facilities and has its own primary school; St Leonard's Mill is in the catchment area for Earlston High School. The Borders has a wealth of sporting and recreational opportunities. The Mill is therefore an ideal base for those that enjoy walking, wildlife, cycling, fishing, rugby and golf. This part of Southern Scotland is famed for the richness and variety of its landscape. The ever-changing light of the seasons and the contrasting views create a vista which is both spectacular and restful. Garden, woodland, meadow, farmland and riparian habitats are all within sight of the house and provide a wealth of wildlife.

Edinburgh (approximately 29 miles to the north), provides an extensive and varied range of retail, commercial, leisure and cultural opportunities as well as an international airport. The main east coast railway line and A1 trunk road at Berwick-upon-Tweed lie some 32 miles to the east. Train journeys to London currently take approximately 3 hours 40 minutes. The nearest station on the Borders railway line (to Edinburgh) is at Stow, approximately 8½ miles west of St Leonard's.

Directions

1½ miles south of Lauder turn left off A68 for Boon. Proceed along this road for about ¼ mile and take the first turning on the left for St Leonard's Mill.

The property

St Leonard's Mill dates from the mid-18th century. This rare Georgian mill lay derelict for over one hundred years until, twenty-five years ago, the current owner saw it, fell in love with it and undertook a full programme of restoration/conversion. The remains of the mill lade can be seen in the garden and, together with the footbridge, provide an attractive feature, as do the remains of one of the mill buildings. The kitchen is on the site of the old kiln house.

St Leonard's Mill is a substantial, fully modernised, detached house on three floors, providing bright, well-proportioned accommodation within its own grounds totalling approximately 0.76 acres. From the garden all around there are beautiful views of the valley and surrounding woodland. The house is constructed of solid stone under a pantile roof and is in good decorative order throughout.

The accommodation, with natural wood and stone floor coverings, is well laid out and is centred around the kitchen/breakfast room (and its Rayburn) and the open plan reception space. An oak staircase leads up to the attractively proportioned bedroom and bathroom accommodation.

Inside the front gates is a large gravel parking area and a beautiful garden. Most of the secluded garden is at the back of the house and is mainly grass with raised shrubberies. It also features mature trees forming three copses within which nestles a summer cabin. There are also a vegetable garden, various seating areas from which to enjoy the views and scenery (the small east facing deck can be accessed from the porch, whilst the larger decking area in the remains of the old piggery is west facing and ideal for al fresco dining) and a large garden shed (housing a ride-on mower and wood chipper – both available by separate negotiation). A private stile gives access to the river (fishing permits are available in the village). There are excellent (dog) walks along the riverbank. Across from the porch is an adaptable pan-tiled garage/workshop with usable loft, with additional parking space between it and the boundary wall.

Services

Mains electricity, mains water (through a private pipe), private drainage to a septic tank. St Leonard's Mill is served by an oil-fired central heating system with warm water under floor heating. The sunroom has electric heating in the skirting. All the windows are double-glazed save for the "conservation" roof light and the porch door onto the decking. These services have not been tested and therefore there is no warranty from the agents.





Conditions of Sale

1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank. Prior to making an appointment to view, Knight Frank strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing Date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.

Property information

Tenure: Freehold

Local Authority: Scottish Borders Council

Council Tax: Band F

EPC Rating: TBC

Entry: By arrangement.

Guide Price: £000,000

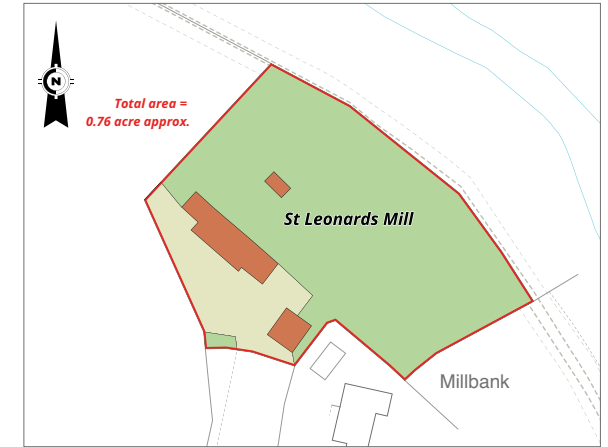
Approximate Gross Internal Floor Area

2585 sq ft / 240.2 sq m

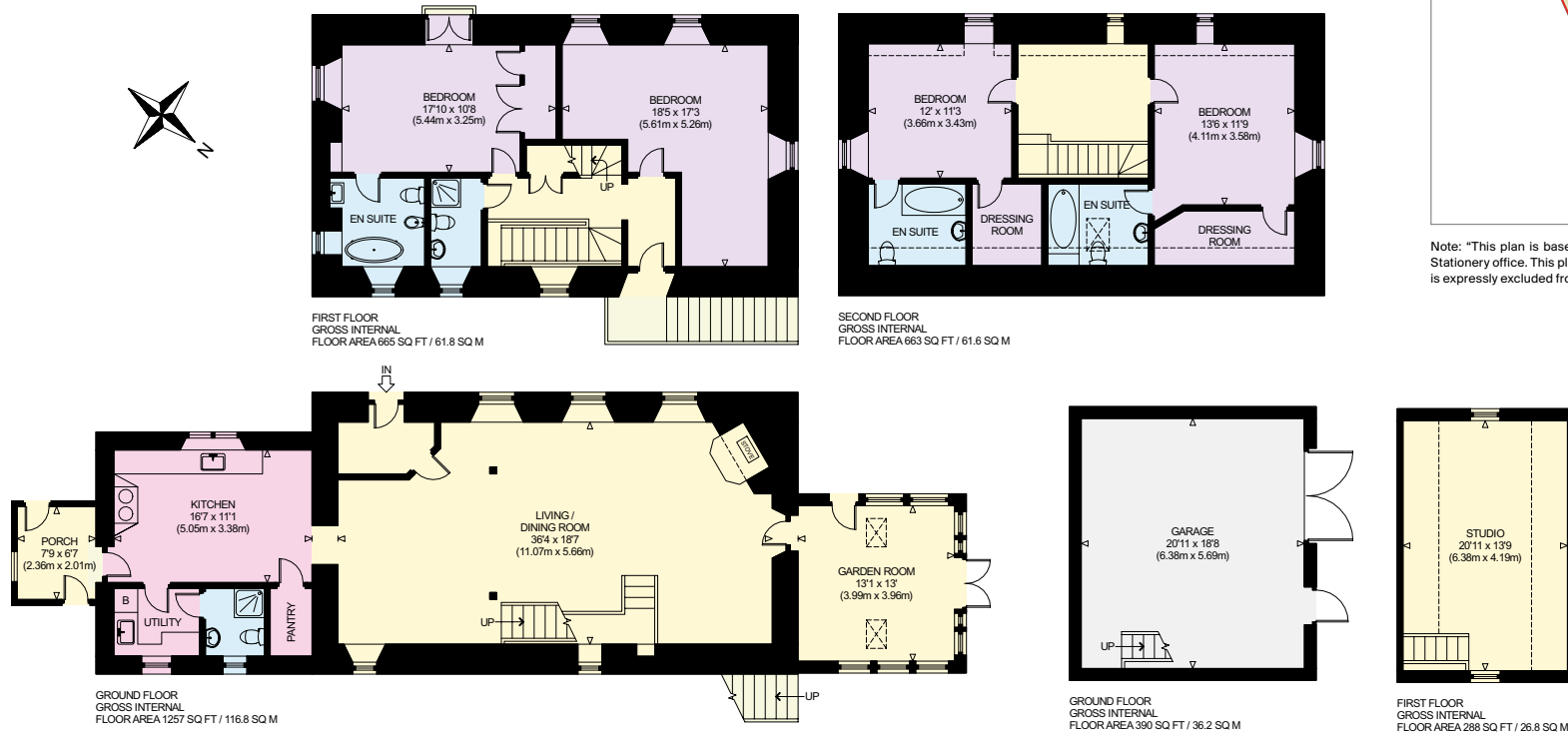
External Garage/Studio: 678 sq ft / 63.0 sq m

Total: 3263 sq ft / 303.2 sq m (including areas of restricted height)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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